HAS MANY ADVANTAGES

Indestructible, Fireproof and Does Not Require Painting -Like Cut Stone.

he use of concrete and stucco than is passessed by the average individual, including not a few architects and builders, has led the McKnight Realty Company, developers of the Estates of Great Nesk and other communities along the north shore of Long Island, to investigate deeply into the concrete world. with the steadily increasing cost of lumber and the development of skill in using cement and clay products, the time is approaching when the more substantial form of building will also be greater than shingles or clapboarding. rock and cement, the cost of construction of factories and residences will be still more materially reduced.

A. M. McKnight is of the opinion that power has advantages over every other form of building material. Its indestructibility insures its steadily inequire paint or repair and has been in the builder using this material can save 25 per cent. or more over the cost of 1.31 per cent. has been effected by the common brick at \$7 a thousand. It is cheap; it is good; and when made with skill and power is as handsome as barrels. In 1880 its cost at the mills was \$3 a barrel, and in 1910 its cost derful advancement in the use crete and the production of it.

BUSY MONTH IN QUEENS.

Building More Active Than Ever Be fore at This Season.

Building operations in Queens are greater now than during any former mid-August. During the week there were seventy-eight applications for Another factory is to be built in the industrial section near the terminal of the Queensboro Bridge. It will be erected at Wilbur avenue and Sunswick street by the Queensboro Bridge Loft Corporation, which is planning to erect other buildings of the same character there. The factory for which permits were asked will be five stories, of brick. freproof construction, 70x185 feet, and will cost \$95,000. Concerns that now have headquarters in Manhattan will has not been completed as yet, though

Steady progress is being made in the divelopment of other sections of Queens. At Corona Thomas Daly will erect three story brick stores and tenements on Jackson avenue east of Randall avenue at a cost of \$10,000 each. In the Long Mowat will erect four story tenements to cost \$15,000 each. They will be built on Lockwood street in the heart of

a rapidly developing tract. One of the first concerns to take advantage of the extension of the dual rapid transit system to Corona by buildng along the line of the elevated is Thempson Bros. They have applied for permits for the erection of two and one-half story frame dwellings on Roosevelt avenue north of Park ave-nue, Corona, at a cost of \$2,500 each. At South Ozone Park John S. Horan will build a number of two story frame dwellings of a pretentious style on the Rockaway road east of Presberger avenue, and John F. Kendal will continue the development in the Kew section by the erection of a number of commedious frame dwellings to cost \$4,500 and \$5,000 each.

FIRE ISLAND BUNGALOWS.

Restricted Colony of Moderate Price

Rouses on Pretty L. I. Beach. On Fire Island beach, one of the finest and whitest beaches along the entire south shore of Long Island, a site has QUEENS TO GET LARGEST SEWER been secured for a new bungalow col-eny. The Stay-a-While Beach Estates,

miles to east and west like a broad white ribbon.

The property is cut up in plots 50x or any cost over \$750, which is the lowest price building that will be permitted in the colony.

James Bishop is the buyer of the four
story dwelling at 6 East Ninety-second
street, sold recently by John N. Golding
for Leo Goodman.

BUYERS FOR MORTGAGE BONDS

Good Demand by Small Investors Reported by Title Company.

During this summer season, which has been marked by a pronounced apathy in the purchase and sale of real estate and securities of almost every description, it is refreshing to note that there seems to have been a little interruption in the sale of first mortgage real estate bonds of the smaller denom-

inations. A good illustration of this is afforded in the results of a recent sale by the Title Guarantee & Trust Company. On July 9 it was reported that this com-pany had loaned \$175,000 on first mortgage to A, Hupfel's Sons on the brewery property located on the east side of St. Ann's avenue and the south side of 161st street.

After making this loan, guaranteed bonds in denominations of \$1,000 each were issued against the \$175,000 mortgage, and it is now reported by Randall Salisbury of the Title company that the sale of these bonds is practically completed and that this result was secured without interfering in any way with the customary mortgage sales of the com-

\$60,000.000 NEWARK INCREASE.

5 Per Cent. Advance Over 1912.

NEWARK, Aug. 16.—Taxable valuations in this county for this year have been increased practically \$60,000,000 over the less expensive. Even now the cost of 1912, according to calculations based on stucco on a wood frame is very little the official returns to the County Board of Taxation at its annual meeting in the court house here this week. This seconstructed stone, the composition of surface of the figures, but through the which consists of sand, gravel, crushed actions of the courts last year the city dividend funds of the insurance companies which were held to have been

The figures for the county show that properly made cement, or Peconstructed the total ratables amount to \$615,000,tone, made under great hydraulic 000, as against \$585,000,000 for 1912 which includes second class railroad property, which totals \$4,424,681, or \$149,042 greater than last year. The creasing use: it is fireproof, does not statistics show there has been a jump in the valuations in twenty-one municiuse for thousands of years, and again palities of the county, Millburn being the only exception. There a decrease of assessors.

The net actual increase made by the

assessors in the county was \$30,227,234, natural cut stone. In 1880 the produc-tion of cement in the United States was per cent. of the total valuations. The 43,000 barrels. Thirty years later, or in greatest increase, both actual and pro-

portionately, occurred in Newark. Ratables of this city in 1912 were \$383,864,132, but by the action of the courts the insurance funds were taken off and the total amounted to only a little over \$350,000,000. The increase here for 1913 brings the total to over \$400,000,000. Including the \$32,000,000 lopped off by the courts the net increase

The greatest proportionate increase in the county will be in Irvington, where an addition of \$2,499,997 to the 1912 fig-

PATERNOS TO BUILD IN NEWARK

Will Improve Site Taken in E NEWARK, Aug. 9.—That a twelve story the business centre of this city has just been reported. Paterno Bros., Inc., of 601 West 115th street, New York, builders, are to erect the structure on the site of the Clinton building at 22 Clinton

tentative plans have been formed. The site was recently exchanged by New Yorkers. Ellis P. Earle, who owned the property, transferred title in exchange for the Rexor apartment at Broadway and 116th street, Manhattan. Long The present building is a four story Island City tenement section W. G. frame structure and was the scene recently of a fire.

\$142,000 IN NEW BUILDINGS.

Forty-four Structures Planned Lead Week in Newark.

NEWARK, Aug. 16 .- The Building Department this week awarded permits for forty-four new buildings to cost

Work has been started on the annex to be erected beside the Newark private hospital at 15 Roseville avenue. The addition, which will cost about \$35,000, will contain eighty-nine rooms, of which fifty-five will be for patients, the remainder to be given up for nurses quarters. The structure will be of dark red pressed brick and will have a frontage of 40 feet and a depth of

On the city line between Newark and Elizabeth the Diehl Manufacturing Company will soon break ground for a factory of reinforced concrete and brick walls construction, 60x300. It will be three stories high and will cost in the neighborhood of \$60,600.

south shore of Long Island, a site has been secured for a new bungalow colony. The Stay-a-While Beach Estates, which is developing Stay-a-While, has gone to extremes in protecting its people with restrictions aimed to keep out undestrables. The popularity of the bungalow has made it such a difficult task that many developers have given up in despair and let things run as they may please.

The Stay-a-While company has clothed its property with restrictions that none but desirable people will find seminore but desirable people will find seminore but desirable people will find the property has the mighty Atlantic in front and the broad Great South Bay at its back. Parallel with the ocean shore line is a mile of board walk. In front of this walk is the beach, which stretches out twenty miles to east and west like a broad white ribbon.

Bids will be advertised this week by Borough President Connolly of Queens for the construction of an outlet trunk sewer to drain 6,000 acres or 78,000 city lots. It is declared by engineers to be the greatest sewer in the world. The district, which it is predicted will ultimately contain a population of a million, includes sections now in a state of developments at Eimhurst, Winfield. Woodside, Maspeth, Astoria, North Beach, Forest Hills and others on the border line between the Fourth ward and Kings. According to estimates of the engineers of the Board of Estimate and the Queens Sewer Bureau, the trunk sewer will cost \$1,145,730. Inasmuch as in certain sections the trunk sewer will be resorted to in the construction of the sewer. On account of the treacherous condition of the solutions are resourced to in the construction of the sewer. On account of the treacherous condition of the solutions are resourced to in the construction of the sewer. On account of the treacherous condition of the solutions are resourced to in the construction of the sewer. On account of the treacherous condition of the sewer. soil in some sections where quicksand abounds air pressure will be used.

100. which may be improved with the 92D STREET DWELLING BUYER.

TRANSACTIONS RECORDED.

(With name and address of owner and attorney. When attorney's name is omitted address party of second part.)

(South of Fourteenth st.) WARHINGTON ST. 26, w s. 25.7z — Edw A Glover et al to Jas A Glover, 1-5 part, Phillipstown, Putnam Co. N Y, mtg \$22.000, Jan 17, 1909; atty, Glover & Co, 95 William Jan 17, 1909; atty, Glover & Co, 95 William at \$8,000 CAME PROPERTY—Fredk R Glover to same, 1-5 part, Feb 19, 1909, mtg \$22,000; atty, same. SAME PROPERTY—Fredk R Glover to same. 1-5 part, Feb 19, 1909, mrg \$22,000; atty, same. \$8,000
MAIDEN LANE—90-94, s. s. -x- — W E Roosevelt, ½ part, and ano, exrs to W Emlen Roosevelt, \$64 5th av, Aug 12; atty, Lawyers Title Co, 180 Bway. \$100
SAME PROPERTY—Douglas Robinson and ano, trus, to same, ½ part; atty, same. \$100
BLEECKER ST. 123-5, 509100—20e E Hanks to Bidg & Engineering Co, 1185 Broadway, Aug 11; atty, Title G & T Co, 176
Bway 37 371 E. 25x93.11—Sami Gans to Leopoid Moskowitz, 344 Saratoga av, Bklyn, all Hens, Aug 15; atty, Title G & T Co, 176
By TH ST, s. 135 w Av A, 25x94—Chas Bardes & ano, exrs, to Margaretha Meyer, \$2 2d av, Aug 14; atty, H P Botty, \$62
Bway \$22,500
East Side.
(East of Pifth av, between Pourteenth and

110th sts.)

77TH ST, 163 E, 16.7x102.2—Ida Freise to Ardsley Garage Co. 115 Bway, all liens, Aug 15; atty, Lawyers Title Co. 160 Bway to Selara Holding Co. 5 Beeckman st. Aug 15. mtg \$50,500 and all liens; atty, A L Geilich, 5 Beekman st.

West Side.

(West of Fifth

West of Fifth av. between Fourteenth and

(Manhattan Island, north of 110th et.) (Manhattan Island, north of 110th st.)

127TH ST, 26 W, 25x99.11—Leo Green to
Jacob Wiener, s e cor 157th st and Riverside Drive, mtge \$20,000 and all liens,
Mar 4, 1912; atty, J W Marsh, 42 Broadway

SAME PROPERTY—Jacob Wiener to Thos
A Roe, 562 W 173d st, mtge \$10,000 and
all liens; atty, same...omitted
7TH AV, 2204, w s. 25.10x74.10—Jas 8
Anderson to Louis Wendel, Jr, 34 S 8
Sist st, mtge \$12.000, Aug 15: atty, Title
G & T Co, 176 Bway.

136TH ST, 510 W, 37.6x99.11—Simon Gottschall et al to Edw C Baumert, 27 Beekman pl, Aug 5, mtgs \$32.000 and all
liens; atty, Lewyers Title Co, 160 Broadsty. ST. s a. 275 w Amsterdam av. 25x 1.—Jacob Larschan to Ernest N Adler. 6 1st av. all liens. May 16, 1912; (2)

Brenz.

(Borough of The Bronz.)

OTS 3 and 4. bik 25. map Morris Park—

Morris Park Estates to Emil J Wolfgang and and 419 Penn av, Scranton. Pa. Aug 3; atty, Lawyers T Co. 160 Bway. 51

OT 5. bik 28—Same to Ellen L White. 607 Wales av. The Bronz. 51

OT 9 bik 28—Same to Jas J White. same address. July 20; same atty. 51

OT 21. bik 39—Same to Rose Whitney. 56 W 116th st. July 25; same atty. 51

LOTS 1 and 2, bik 28—Same to Wm H Williamson. 24 Grove av. Glen Falls. N Y. July 25; same atty. 51

LOTS 46 and 47. bik 12—Same to Frances Rainess. 602 W 107th st. July 21; same atty. 51

LOTS 36 and 37. bik 73—Same to Albert St. 51

LOTS 36 and 37. bik 73—Same to Albert St. 51

LOTS 36 and 37. bik 73—Same to Albert St. 51

110th sts.)

25TH ST, s. 196.6 E 6th av, 103.6x38.9—Zoe E Banks to Bidg & Engineering Co, 1133 Bway, pr mtg \$600,000. 3 yrs. 6 p c. Aug 11; attys. Alexander & B. 165 Bway, 227.500 GRAHAM, MARY, to Minnie F Niely. \$1 JACKSON CONST CO to M M Menken. \$1 MORRIS PARK ESTATES to Columbia-chase. N Y, Aug 15, due Feb 15, 1915. 6 p c; atty. L T Co, 160 Bway. \$4,500 Th ST, w. 8, 350 w Amsterdam av. 25x100.5 GH ST, w. 8, 350 w Amsterdam av. 25x100.5 Mtg Co, 31 Nassau st, Aug 14, 2 yrs. 6

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Whenter. 21 N 12th at College Point, L. J. 1972 States.

B. Bailey. Jamestown. N. Y. July 23.

BRADY AV. W. a. 26 a. 1972 States.

BRADY AV. W. a. 26 a. 1974 States.

BRADY AV. W. a. 27 a. 1974 States.

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Worth \$25,000; Frice \$12,000

Beautiful Colonial residence, theroughly modern, cost \$16,000, 14 rooms, 2 baths, sleeping porch, four blazzas, latest sanitary plumbling, steam heat; on clevation, in outsidris of city, view for miles over beautiful country; \$0 acres excellent land, large area rich muck soil, tresendous crops celery and other truck; can be cut up in building lots now at big profit, or held for further advance; big harn, poultry house, other outbuildings; all live stock and equipment, valued at several thousand dollars, go with farm to quick buyer; changes in owner's business make immediate asic impressives; show cash, remainder easy terms. Send for illustrated folder or call at our office for full details. E. A. STROUT FARM AGENCY, 47 W. 34th St., New York.

HALL, HENRY J S et al, exrs, to Wm H Hall \$22,000 COHEN, ELIAS, to Abraham L Kass, 3

SATISFIED MORTGAGES. (With name and address of lender's at-

70TH ST. n s. 589.1 w from n w cor Amsterdam av. 19.5x1005. Jan 17. 1894—Jas R and Bathsheba Breen to Francis H Catlin: atty, L T I Co. 160 Bway.
77TH ST. n s. 250 w 3d av. 16.8x102.2. Sept 4. 1877—Martha A and Edw Cockburn to Allen Townsend. exr: atty, L T I Co. 160 Bway.
87.333.33
RIVERSIDE DRIVES. e s. 103.6 w 77th st. 18x94.2x18.2x91.3. Jan 11, 1897—Wm H Hall to Wm H Hall by assignment; attys.
Bowers & Sands, 46 Cedar st. . . \$32,000



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from Pennsylvania Terminal OTHER NEW HOUSES, 88,500 TO \$22,500.
VILLA PLOTS AT MODE: ATE PRICES.
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The following trains are suggested for inspecting
Kew:—Leave Pennsylvania Starton, 33d st. and
51h av. via L. I. R. R. WEEK DAYS—905, 934,
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9:16, 11:20, 11:31 A. M., 12:36, 1:37, 298, 3:05, 4:14
P. M. Returning at frequent intervals.

BAYSIDE, QUEENS BOROUGH-Large colonial house, about quarter acre corner plot, ideal location within few hundred feet of and in full view of Little Neck Bay. Fine old trees, shrubs, flowers, lawns, kitchen garden, Garage, cement floor, House replete with every comfort and improvement. Steam heat, gas, electricity, fine plumbing bining room in linerusta and leather, beam celling. Three open freplaces, handsome mantels, gas heaters. All halls and stallways in finerusta. Expensive herdwood floors and decorations. Spacious upper and lower plazzas, Laundry in basement with power, cement floor, metal ceiling. Heasen for selling, unnecessarily large for two people. Easy terms to satisfactory party.
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AN 80 acre orange grove in Florida for sale; 30 acres having 1,600 full bearing trees in highest state of cultivation; splendidly situated as to railroad and marketing; caretakers and tool house on premises; price, \$20,000; will guarantee a \$5,000 crop this year. Address W. W. WOOD, Honesdale, Pa.

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Parquet floors, running water, electric lights, steam heat, laundry, etc. WITH GARAGE ON PREMISES

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Just as artistic outside as in; gray stuce, with red a-sbestos tile roof; roomy porch, to feet broad, and sleeping porch on second floor; large living room, with broad tapestry brick fireplace; panelled dining room; model kitchen, fully equipped; four pleasant bedrooms and tiled bathroom; trimined in craftsman style; tastefully decorated; artistic gas and electric flatures; oak parquet floors; a charming distinctive home at the price of the commonplace kind, \$5,500; large plot; private residence section, adjacent to station; write for photo. WILLIAM A. LAMBERT, ARCHITECT, Woolworth Bldg., N. Y. Phone, 6984 Barcley

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